

# CAPE MAY COUNTY SMART GROWTH STRATEGIC PLAN & TDR FEASIBILITY STUDY

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## **Public Open House**

Monday, April 6, 2009

7:00 pm – 9:00 pm

Cape May County Administration Building

Presented by :

Marcia Shiffman, PP, AICP, CLA

*Project Manager*

Daniel Bloch

*Senior Planner*

# PRESENTATION OVERVIEW

- Project Overview
- Project Status
- What is TDR?
- Issues Profile Report
- Municipal Profile Report
- Next Steps...



# CAPE MAY TDR STUDY OVERVIEW

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# REGIONAL LOCATION / STUDY AREA





# TDR STUDY GOALS

- To provide information to include in local or county TDR Plans or Plan Endorsement Petitions
- To evaluate the potential of establishing a county-wide TDR program
- To identify and assess availability of vacant or underutilized properties



# TDR STUDY OVERVIEW / STATUS

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- Establish Intermunicipal Steering Committee
- Prepare Issues Profile
- Prepare Vacant or Deteriorating Properties Inventory
- Identify potential TDR Sending and Receiving Zones
- Conduct Stakeholder Interviews at Public Outreach Forums
- Prepare Vision Statement, Goals and Objectives for a County-wide TDR Program
- Prepare Draft TDR Assessment and Feasibility Study
- Present Study at Public Outreach Forums and Finalize Report

# WHAT IS TDR?

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# TRANSFER OF DEVELOPMENT RIGHTS

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- Purpose

*To provide an effective and equitable means by which potential development may be transferred from areas where preservation is most appropriate to areas where growth can be better accommodated and maximized; to provide the tools to meet the challenge of balanced growth.....*

*C:40-55D-138 Findings*



# WHAT IS TDR?

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- Mechanism to transfer **Development Rights** between properties
- Preserves critical resources in **Sending Zone**
- Directs growth to **Receiving Zone**, where there is adequate infrastructure and amenities to support
- Permitted by Municipal Land Use Law (*NJSA 40:55D-137 et al*)
- Less costly than outright land purchase
- Retains other property owner rights
- More effective and more municipal control than other strategies (*i.e. Non-Contiguous Parcel Density Cluster*)

# WHAT IS TDR?

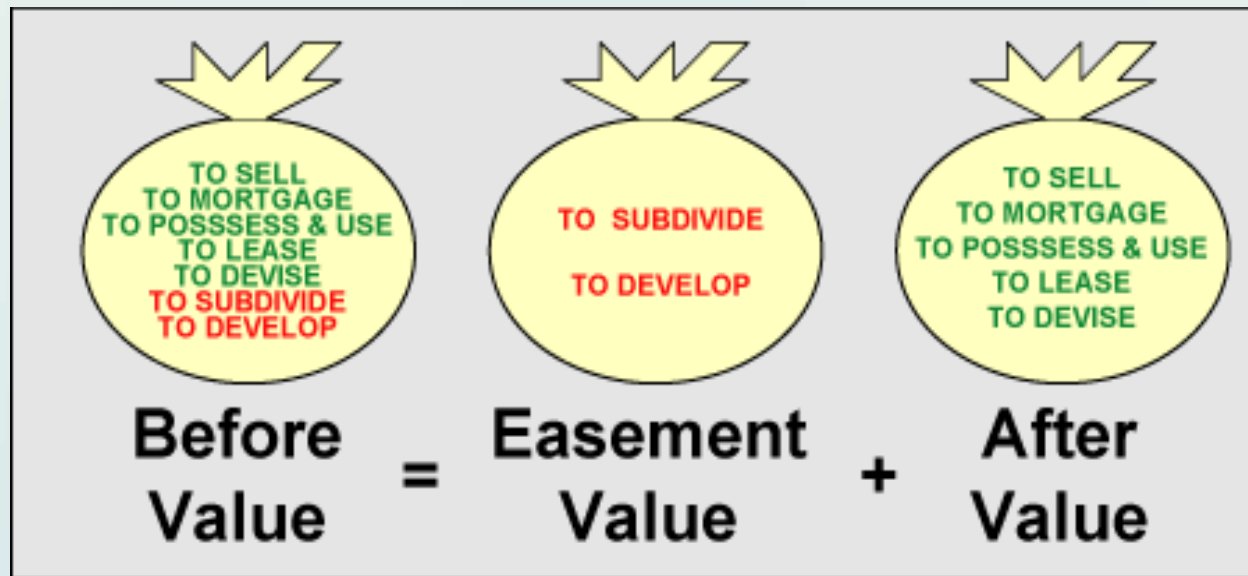
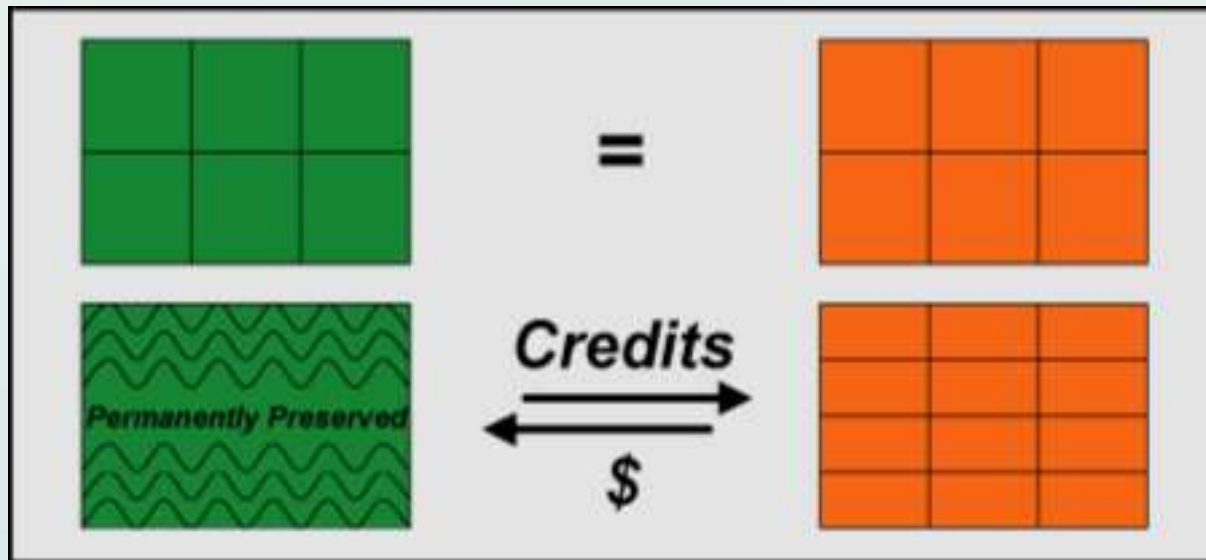


Illustration courtesy of NJ Future

# WHAT IS TDR?



# WHAT DOES TDR REQUIRE?

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- Development Transfer (TDR) Plan Element of Master Plan
  - Procedure for Transferring Right & Recording Transfers
  - Formula for Allocating Rights and Development Credits
  - Public Outreach and Program Awareness and Acceptance
- Capital Improvement Program for Receiving Zone
  - May also require designated Redevelopment Area
- Utility Service Plan Element of Master Plan for Receiving Zone
- Real Estate Market Analysis
- TDR Ordinance designating Sending and Receiving Zones
- Approval from the State Planning Commission'

# WHAT IS NCPDC?

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- Non-Contiguous Parcel Density Cluster
- Planned development option to cluster between non-contiguous properties
- Allows density to be clustered to one area while deed-restricting other area(s) for open space conservation
- Permitted by Municipal Land Use Law (*NJSA 40:55D-65c*)

# TDR vs. NCPDC

	<b>TDR</b>	<b>NCPDC</b>
Transfers Development Between Parcels	√	√
Protects Critical Resources	√	√
Directs Growth Into More Appropriate Areas	√	√
Includes Designated Sending/Receiving Zones	√	
Includes Capital Improvement Zone Plan	√	
Includes Utility Service Plan Element	√	
Includes Real Estate Market Analysis	√	
Requires State Planning Commission Endorsement	√	
May be Inter-Municipal	√	
May be Mandatory	√	
May be Voluntary	√	√



# **BENEFITS OF TDR TO MUNICIPALITY...**

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- Protect agricultural, historic and environmentally or socially important areas
- Viable alternative to sprawl or down-zoning
- Growth can be targeted
- Private money for preservation
- Receiving Areas can attract a desirable mix of residential and commercial ratables
- Can help provide for municipal infrastructure needs
- Greater Municipal control over design standards
- May receive priority for state funding or other assistance

# **BENEFITS OF TDR TO LAND OWNER...**

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- Land Equity and Property Ownership are retained
- May create capital to improve agricultural viability
- Potential for higher development / preservation values than public land conservation programs can provide
- Incidents of conflict with residential uses in agricultural or environmentally sensitive areas are minimized
- Eligible for grants for soil and water conservation projects

# BENEFITS OF TDR TO DEVELOPER...

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- TDR Receiving Areas are designated and design standards pre-approved by the municipality
- Developers can anticipate spending less on planning and architectural services
- May reduce the cost of providing infrastructure
- Well-planned neighborhoods appeal to potential buyers

# WHY USE TDR?

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- To preserve farming and protect open space
- To maintain farmer equity in land
- To reduce sprawl
- To promote municipal 'Vision'
- To protect valuable historic, cultural of environmental resources

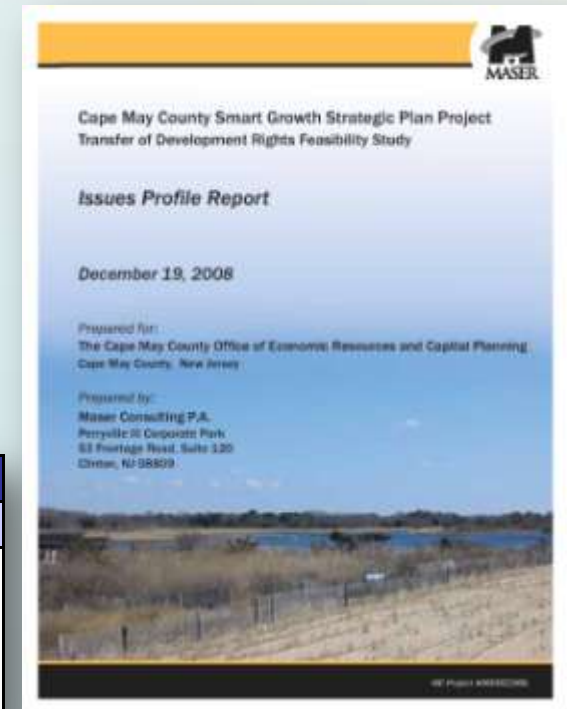
# ISSUES PROFILE REPORT

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# ISSUES PROFILE

- Overview of existing conditions and issues in Cape May County
- Issues categorized by Mainland and Resort Communities
- Relied on various Municipal, County and State planning studies as references

Municipalities
<b>Mainland Communities</b>
Dennis Township
Lower Township
Middle Township
Upper Township
Woodbine Borough
<b>Resort Communities</b>
Avalon Borough
Cape May City
Cape May Point Borough
North Wildwood City
Ocean City
Sea Isle City
Stone Harbor Borough
West Cape May Borough
West Wildwood Borough
Wildwood City
Wildwood Crest Borough





# KEY ISSUES

- Population
- Economy
- Land Use
- Housing
- Farmland
- Conservation/Open Space
- Economic Resources
- Transportation
- Infrastructure
- Intermunicipal Coordination



# MUNICIPAL PROFILE REPORT

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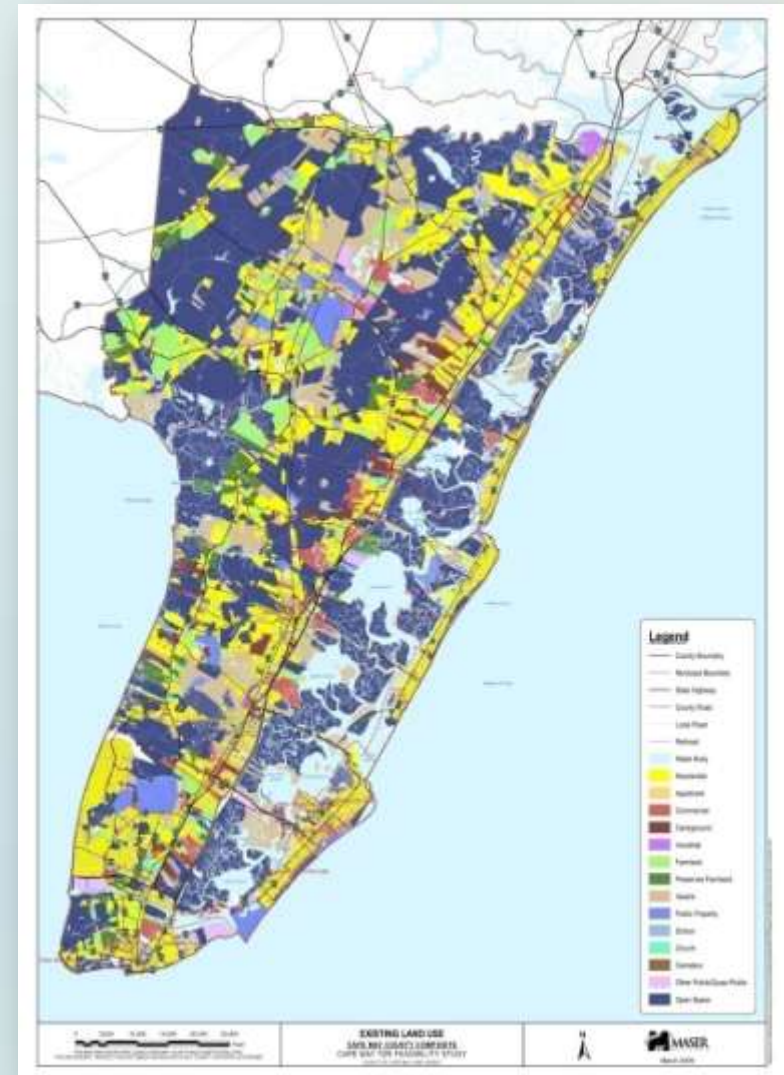
- The image shows the front cover of a report. At the top, there is a yellow horizontal bar. Below it, on the right, is the MASER logo, which consists of a stylized house icon and the word 'MASER' in a bold, sans-serif font. The main title, 'Cape May County Smart Growth Strategic Plan Project Transfer of Development Rights Feasibility Study', is centered below the bar. Below the title is the date 'February 12, 2009' and the word 'DRAFT' in red. A large photograph of a road lined with trees occupies the middle section. In the bottom left corner of the photograph, the preparer's information is listed. At the very bottom of the page is another yellow horizontal bar.

## EXCLUDED LANDS

- Open Water Bodies
- Category-One Waterways with 300 foot buffers
- Hydric Soils
- Preserved Farmland
- Preserved Open Space

# EXISTING LAND USE

- GIS Parcel data with MODIV
- Non-linking updated by County GIS department





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# COMPOSITE RESULTS

Excluded Land			
Total Land Area	182,632 acres		
Total Excluded Land	119,037 acres	65.2%	
Constrained Land	98,732 acres	54.1%	
Hydric Soils	78,220 acres	42.8%	
Water Bodies	20,512 acres	11.2%	
Preserved Land	71,619 acres	39.2%	
Preserved Open Space	68,991 acres	37.8%	
Preserved Farmland	2,627 acres	1.4%	
Buildable Land			
Classification	# of Lots	Acres	Uplands
Total Buildable	2910	18,763.1 acres	11,774.7 acres
Residential	186	3,571.0 acres	2,377.2 acres
Vacant	2547	11,400.7 acres	6,887.9 acres
Commercial	9	233.9 acres	193.7 acres
Farmland	168	3,557.5 acres	2,315.9 acres
Redevelopable Land			
Total Redevelopable	133 sites	1,262.8 acres	803.2 acres
Greyfield	6 sites	19.3 acres	19.1 acres
Brownfield	127 sites	1,243.5 acres	784.0 acres

Resort	Mainland
<b>19,629 acres</b>	<b>163,003 acres</b>
10,399 acres	108,638 acres
8,629 acres	90,103 acres
3,798 acres	74,421 acres
4,831 acres	15,681 acres
4,966 acres	66,654 acres
4,834 acres	64,157 acres
131 acres	2,496 acres
Resort	Mainland
Acres	Acres
<b>282.1 acres</b>	<b>16,624.2 acres</b>
0.0 acres	3,571.0 acres
397.3 acres	11,003.4 acres
0.0 acres	233.9 acres
9.7 acres	3,547.8 acres
Resort	Mainland
<b>9.8 acres</b>	<b>1,242.5 acres</b>
0.0 acres	19.3 acres
20.2 acres	1,223.3 acres

# NEXT STEPS...

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- Finalize Municipal Data
- Consider TDR Option Suitable for your Municipality
  - Protect Critical Resources  
*(Farmland, Open Space, Historic Properties, NHP Sites, Marinas)*
  - Redevelopment / Revitalization Incentives  
*(Brownfields / Greyfields)*
- Consider Intermunicipal TDR Options
  - Housing Partnerships *(if reinstated by State)*
  - Intermunicipal Redevelopment Planning
- Other Strategies

# CONTACTS

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# QUESTIONS / COMMENTS??

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